



# Balboa Village Maintenance Program

February 13, 2013

# Overview

PUBLIC INFRASTRUCTURE/STREETSCAPE is an important aspect of the Balboa Village Master Plan

- Current Maintenance Program
- Maintenance Area Map
- Opportunities for Improvement
- Enhancement Cost Breakdown
- Review



# Current Maintenance Program

- Sidewalks & Boardwalk
  - Steamcleaning
    - 2x/month (summer), As-needed (non-summer)
  - Inspection
    - Weekly
- Trash Receptacles
  - Empty
    - Daily
  - Repair/Replace
    - As-needed
- Plants & Containers
  - Watering
    - Daily (summer), 2x/week (non-summer)



# Maintenance Area Map



# Sidewalks & Boardwalk

## Current

- Size:
  - 135,740 sq ft
- Location:
  - Edgewater Pl to Ocean Front including Pier
  - Adams St to Main St
- Material:
  - Concrete
  - Designer Concrete
  - Designer Lithocrete

## Enhancement

- Size:
  - 162,910 sq ft
- Location:
  - Edgewater Pl to Ocean Front including Pier
  - Adams St to A St
- Frequency:
  - Weekly (summer)
  - As-needed (non-summer)



# Trash Receptacles

## Current

- 135 total
- Location:
  - Street ends, Pier, Washington St
- Types:
  - Plastic
  - Concrete
  - Designer concrete

## Enhancement

- 12 replacements
  - Designer concrete
- Location:
  - Boardwalk
- Designer Concrete:
  - Stenciled kelp design
  - Sandblasted concrete
  - Fiberglass lid



# Plants & Containers

## Current

- Maintenance Program
  - Watering daily
- Plants
  - Ivy Geranium
  - Flax
  - Spider plant
- Containers
  - 63 Standing Planters
  - 29 Hanging Baskets

## Enhancement

- Maintenance Program
  - Watering 3x/week  
(drought-tolerant plants)
  - Paint/Replace containers  
as-needed
- Plants
  - Floribunda Roses
  - Birds of Paradise
  - Martha Washington  
Geraniums



# Enhancement Cost Breakdown

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## **Sidewalks & Boardwalk**

- On-going steamcleaning \$23,520 annually (\$980 each)

## **Boardwalk Trash Receptacles**

- Replacement trash receptacles\* \$11,779 total (\$981 each)
- On-going maintenance of trash receptacles \$2,500 annually

## **Main St/Balboa Blvd Plants & Containers**

- Install new plant material in all pots & baskets\* \$2,090 total
- Paint terra cotta planters \$1,100 annually (\$55 each)
- On-going maintenance of plant material \$5,342 annually

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## **Total Enhancement Costs**

**\$13,869 initial\***  
**\$32,462 on-going annually**

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# Review

- Enhanced Maintenance Program
  - Steamclean private Boardwalk areas
  - Replace & repair trash receptacles
  - Replace plant material & paint plant containers
- Total Costs
  - Initial: \$13,869
  - On-going: \$32,462 annually
- Future Costs
  - Replacement of designer lithocrete sidewalks
- Questions
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